



83 Willow Brook, Abingdon OX14 1UL





## 83 Willow Brook

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Impressive modern two bedroom house, well situated in a desirable cul-de-sac location within this popular development close to nearby amenities, offering superbly presented accommodation throughout including well equipped kitchen, spacious living room/dining room and delightful double glazed sunroom vaulted ceiling and tiled roof leading directly onto attractive landscaped rear gardens

Willow Brook is a small select development offering easy pedestrian access to nearby good schools. There are several nearby bus stops and a quick route onto the A34 leading to many important destinations both north and south. Useful distances include Abingdon town centre (circa. 2 miles), Didcot town (circa 8 miles) and Oxford city centre (circa 6 miles).

**Bedrooms: 2**

**Bathrooms: 1**

**Reception Rooms: 2**

**Council Tax band: C**

**Tenure: Freehold**

**EPC Energy Efficiency Rating: C**

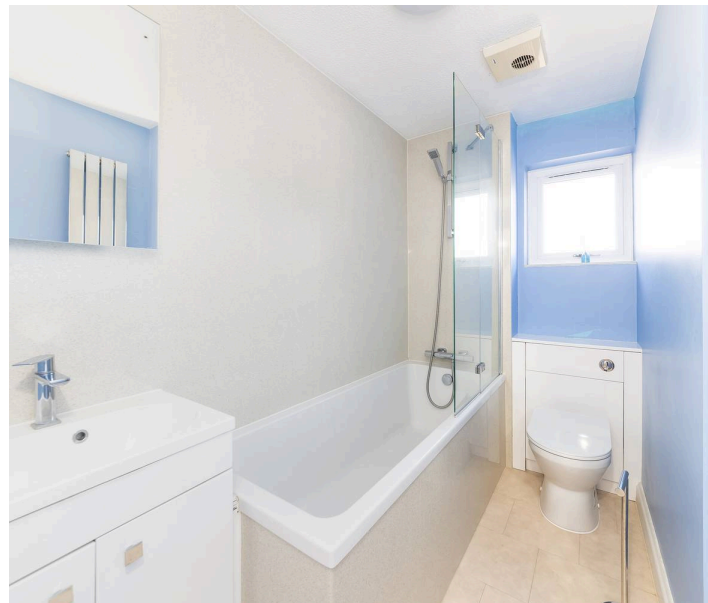






## Key Features

- Entrance hall (with wooden flooring) leading to well equipped kitchen offering a good selection of floor and wall units complemented by Corian working surfaces over
- Spacious open plan living room/dining room leading to delightful double glazed sunroom overlooking the rear gardens complemented by vaulted ceiling with Velux windows and recessed LED lighting
- Two spacious first floor bedrooms complemented by bathroom with contemporary white suite
- Mains gas radiator central heating, double glazed windows and the property is sold with no ongoing chain
- Two private parking spaces situated directly to the front of the property
- Predominantly paved low maintenance enclosed rear gardens with garden store





# Willow Brook, OX14

Approximate Gross Internal Area = 65.10 sq m / 701 sq ft

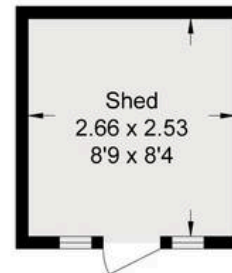
Shed = 6.70 sq m / 72 sq ft

Total = 71.8 sq m / 773 sq ft

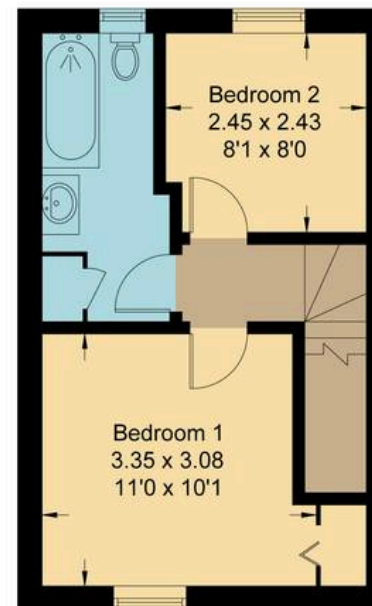
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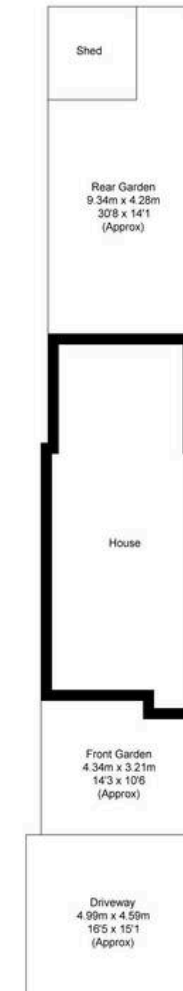
**Ground Floor**



(Not Shown In Actual  
Location / Orientation)



**First Floor**



Floor plan produced in accordance with RICS Property Measurement Standards.  
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5 Ock Street, Abingdon,  
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